



MEETING MINUTES

Housing Authority of Mono County

Board of Supervisors Chambers

REGULAR MEETING

County Courthouse
Bridgeport, California 93517

May 8, 2007

1:11 p.m. **Call meeting to Order by Chairman Hunt**

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE HOUSING AUTHORITY

No one spoke.

1) **APPROVAL OF MINUTES:**
Regular Meeting of March 13, 2007
M07-72 *(Farnetti/Bauer, 4-0; Reid absent)*

2) **BOARD MEMBER REPORTS**

No reports.

3) **UPDATE ON INDUSTRIAL PARK MITIGATION ACTIVITIES**
(Larry Johnston)

ACTION: Receive update and provide any desired direction to staff.

Scott Burns, Community Development, addressed the Housing Authority on behalf of Larry Johnston. Burns highlighted the following:

An agreement has been reached, and there will be two payments. We're in escrow on the property, and have a number of inquiries. When the numbers were run, it was a very minimal impact fee. Chairman Hunt asked about the potential of other litigation. Burns said the applicant has been good at working with the County; we found a need to make some fine-tuning adjustments. Board Member Farnetti asked if the Town reduced their mitigation fees; Burns said he hadn't heard. Board Member Hazard said he heard from an opponent on this project; the first contact they had was negative. Hunt asked about their leases. Burns said they held back some of the property; it's not all on the market. Hazard said there have been accusations that County fees are too high, but when the numbers are plugged in, they're happy.

4) **COUNTY RENTAL HOUSING PROTOCOLS (Larry Johnston)**

ACTION: Consider potential protocols and criteria for renting county-owned housing, and provide direction to staff.

Scott Burns, Community Development, addressed the Housing Authority. We have a couple of units in Board Member Hazard's district. Hazard asked how the department decides who gets the houses. Burns said a single mom does have contact with county employees. There is a perception as to "who you know", so we need to formalize the process. Chairman Hunt said County employees should be given priority, but how do we limit it to just county employees? Burns suggested drawing from the expertise of Mammoth Lakes Housing. Hazard said we still need something in writing so it's not "who you know."

Possible rental criteria:

- County employee
- Public agency employee
- Work in the community
- Applicant for the development
- Work in the County
- Public at-large

Proposed protocols:

- Low income
- Asset requirement
- Single versus family
- Residency

James Lovett, Assessor, said when the County leases this property to a County employee or low-income employee, they will be responsible for possessory interest; otherwise the county is stuck with the tax bill. Board Member Bauer said the County is renting the property, not selling. Marshall Rudolph, County Counsel, said it's the lease that creates the possessory interest; for example, the IAG agreement could create the possessory interest as well. Inyo County got caught with that issue. Lovett said most tenants are not aware of this.

Board Member Farnetti suggested a percentage of rentals may need to be offered to the public at-large. Burns asked the Board if they would like him to do more research. The Board said yes. Bauer suggested keeping the process as loose as possible until there are many applicants. Farnetti suggested checking with other agencies and developing a plan that works best for Mono County. Board Member Hazard said some people who need assistance may not be low income, but may want to build a deposit for a down payment. He also said they need to discuss rental rates. Burns said they are looking at the market. Hazard suggested that income targeting be based on primary employment versus income derived from multiple jobs; he asked for an update at the next meeting.

ADJOURNMENT @ 1:42 p.m. Meeting closed in honor of Larry Johnston.

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